

Project No. 17240

September 12, 2019

Councillor Gord Perks, Chair, and Members
Toronto and East York Community Council
c/o Ellen Devlin
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Councillor Perks and Members of Community Council:

**Re: *Item TE8.12 September 16, 2019 Agenda
City-Initiated Zoning By-law Amendment
McCleary, Media City and Turning Basin Districts – Port Lands***

We are the planning consultants to Tribal, Castlepoint, Kerbel Inc. and TCK2 Inc. with respect their lands located at 475 and 495 Commissioners Street and 75 Basin Street within the Turning Basin District (the “Subject Properties”).

Our clients have been actively involved in the ongoing appeals of Central Waterfront Secondary Plan with respect to the Port Lands, as well as with the public information meetings on the proposed Zoning By-law Amendment. Through those proceedings, our clients have raised a number of land use planning issues with respect to the restrictiveness of the proposed range of permitted uses. Specifically, with respect to the proposed Port Lands OPM, our client has raised the issue of whether “Mixed-Use Residential land uses be permitted in the Turning Basin District generally and the Subject Properties specifically, to support, among other things, the required at grade retail along the proposed Carlaw Avenue extension”.

While we recognize that the proposed Zoning By-law Amendment must conform with the in-force and/or as-adopted Official Plan policies, it is our opinion that the zoning permissions applying to the Subject Properties should ultimately provide for mixed-use residential purposes in conjunction with the requested revisions to the proposed Port Lands OPM.

In the interim, we request that the Zoning By-law Amendment also permit publicly accessed self-storage. In our opinion, a self-storage use represents an appropriate interim use for the Subject Properties pending their redevelopment mixed-use residential purposes, and would conform with the in-force Official Plan policies.

Thank-you for your consideration of these comments. If you have any questions and/or comments, please do not hesitate to contact me.

Yours very truly,

Bousfields Inc.



Peter F. Smith B.E.S., MCIP, RPP

PFS/kah:jobs

*cc: # Anthony Kittel, Project Manager, City Planning
Joanne Barnett, TCK
Denise Baker, WeirFoulds LLP*